

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, June 7, 2006**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, June 7, 7:00 p.m.

Roll Call

PUBLIC HEARING

2006 Williamsburg Comprehensive Plan. The Comprehensive Plan is the long-range plan for the physical development of the City.

Future Meeting Dates

Work session on Monday, June 12, 2006 at 4:00 p.m. in the 3rd floor conference room at the Municipal Building.



PUBLIC NOTICE

2006 COMPREHENSIVE PLAN PUBLIC HEARING

WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on the 2006 Comprehensive Plan on Wednesday, June 7, 2006, 7:00 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street. The Comprehensive Plan is the long-range plan for the physical development of the City.

LAND USE DESIGNATIONS. Changes to the Future Land Use Map include the following areas: **Bypass Road** – Museum Support on the north side across from the Colonial Williamsburg Visitor Center. **Capitol Landing Road** – Office behind the Alexander Commons office complex to the north of the Colonel Waller Motel, Corridor Commercial south of the Spring Arbor Assisted Living Facility, Medium Density Single Family Detached Residential for the Brandywyne area. **Center City area** – Downtown Commercial at the northwest (Blayton Building) and southeast corners of Scotland Street and Armistead Avenue, Public and Semi-Public for municipal uses in the City Square area, Medium Density Single Family Detached Residential east of the Scotland Street/North Henry Street intersection. **Colonial Williamsburg Historic Area** – extension of Colonial Williamsburg Historic Area west to Scotland Street and south of Francis Street/York Street. **Ironbound Road** – High Density Multifamily Residential for Bristol Commons and two lots to the west. **Lake Powell Road** – High Density Multifamily Residential for Jamestown Commons. **Mill Neck Road** – Office adjacent to CVS Pharmacy. **Monticello Avenue** – General Commercial for the area across from Williamsburg Community Hospital. **Richmond Road** – Downtown Commercial between Armistead Avenue and Wawa, Mixed Use between Brooks Street and the Williamsburg Shopping Center (including the area across from the shopping center), and extension of General Commercial from Bypass Road to Ironbound Road. **South Boundary Street** – Downtown Residential from Ireland Street to South Henry Street. **Strawberry Plains Road** – additional Mixed Use and Medium Density Single Family Detached Residential south of Berkeley Middle School. **Parkway Drive** – High Density Multifamily Residential for the southwest corner of the Colonial Parkway/Parkway Drive intersection. **Penniman Road** – Mixed Use east of the Colonial Capital Inn between Penniman Road and the CSX Railroad. **Quarterpath Road** – Medium Density Multifamily Residential across from Quarterpath Park, Medium Density Single Family Detached Residential on the east side between the Colonial Williamsburg Nursery and Tutters Neck Pond, Economic Development on both sides of the Quarterpath Road/Route 199 intersection, and Parks, Parkway, Recreation for Redoubt Park. **Route 60 East area** – Economic Development southeast of the Penske Vehicle Maintenance Facility. **Second Street area** – Corridor Commercial.

HOUSING RECOMMENDATIONS. Preserve and protect the City's single-family neighborhoods, encourage a greater residential presence in the Center City area; encourage new mixed-use neighborhoods; limit high density residential development to existing areas; limit residential uses in Corridor Commercial areas; encourage the development of low and moderate income owner-occupied housing in appropriate locations; develop an adequate solution to college student housing.

COMMERCIAL AND ECONOMIC DEVELOPMENT RECOMMENDATIONS. Maintain the Merchants Square area as the City's premier high quality commercial area; encourage businesses to locate adjacent to the College of William and Mary; promote Richmond Road between Brooks

Street and the Williamsburg Shopping Center as a unified Mixed-Use Area; encourage the "Shopping Centers Area" to serve as the centerpiece of the City's urban commercial corridor along Richmond Road; promote the City's entrance corridors as the primary location for tourist-oriented businesses; support development of High Street Williamsburg and Quarterpath at Williamsburg as the City's primary mixed-use developments; provide opportunities for additional mixed-use development on Penniman Road and Ironbound Road; and maintain appropriately located areas for office use throughout the City.

TRANSPORTATION RECOMMENDATIONS. **Streets** – improvement of Richmond Road between Brooks Street and New Hope Road, extension of Treyburn Drive between Monticello Avenue and Ironbound Road, widening Ironbound Road to four-lanes between Longhill Connector and Richmond Road, and improvement of Quarterpath Road as a two-lane minor arterial between York Street and Route 199. **Intersection improvements** – Quarterpath Road/Route 199, Quarterpath Road/York Street, and Monticello Avenue/Ironbound Road. **Future traffic signals** (when warranted) - Quarterpath Road/York Street, Second Street/Parkway Drive, Richmond Road/Waltz Farm Drive, and Jamestown Road/Campus Drive. **Bikeway improvements** - better interconnections between existing facilities and new multi-use paths along Quarterpath Road and in the Kiwanis Park/Treyburn Drive area. **Sidewalk improvements** – Center City area, Capitol Landing Road/Parkway Drive/Bypass Road area, Lafayette Street, interconnections between the William and Mary campus and the School of Education/High Street/New Town, and Jamestown Road adjacent to William and Mary.

PUBLIC FACILITY RECOMMENDATIONS. **New passive parks** – Capitol Landing Park, Redoubt Park, and the College Creek Parks (Papermill Creek/College Creek Nature Area/College Creek Conservation Area). **Active parks improvements** – Kiwanis Park and Strawberry Plains Neighborhood Park. **Municipal Center** – new building for Williamsburg Redevelopment and Housing Authority and Human Services Department, new Emergency Operation Center and Fire Department Administrative Offices, new or renovated City Council Chamber and City Hall (Stryker Building), and new Ironbound Road fire station.

IMPLEMENTATION MEASURES. Change residential density in Center City area (roughly bounded by Lafayette Street, Henry Street, Boundary Street, Richmond Road, Scotland Street and Armistead Avenue) to 22 dwelling units/net acre either by right or with a special use permit, depending upon location; extend the Downtown Parking District west to the Delly Corner (Richmond Road/Scotland Street) to allow development of new businesses without requiring additional off-street parking, create a new mixed use LB-2 Limited Business Neighborhood District, which would first apply along Richmond Road between Brooks Street and the Williamsburg Shopping Center; change the zoning of the Second Street area from B-3 to B-2; restructure the B-3 General Business District to apply to the Williamsburg Shopping Center/ Monticello Shopping Center areas, and extending north along Richmond Road to Ironbound Road; review regulations pertaining to rental housing; create a new RS-3 Single Family Dwelling District allowing a density of five dwelling units/net acre; and review and update regulations for Bed and Breakfasts.

Additional information about the 2006 Comprehensive Plan is available on the City's web site at www.williamsburgva.gov/dept/planning/compupd.htm. Printed copies of the draft 2006 Comprehensive Plan are available for check-out at the Williamsburg Regional Library, and may also be examined at the Williamsburg Planning Department [(757) 220-6130], 401 Lafayette Street], during regular working hours. Interested citizens are invited to attend this hearing and present their comments to the Commission.

If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, May 31, 2006.



Reed T. Nester
Planning Director